

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL X-28a IN
THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, St. John Missionary Baptist Church has expressed an interest in and has submitted a satisfactory proposal for the development of Reuse Parcel X-28a in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That St. John Missionary Baptist Church be and hereby is finally designated as Redeveloper of Parcel X-28a in the South End Urban Renewal Area.
2. That it is hereby determined that St. John Missionary Baptist Church possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by St. John Missionary Baptist Church for the development of Parcel X-28a conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel X-28a to St. John Missionary Baptist Church, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



X-28a

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11 May 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL X-28a

SUMMARY: This memorandum requests that the Authority finally designate St. John Missionary Baptist Church as the Redeveloper of Reuse Parcel X-28a in the South End Urban Renewal Area.

On May 26, 1977, St. John Missionary Baptist Church, 135 Vernon Street, was tentatively designated as Redeveloper of Reuse Parcel X-28a in the South End Urban Renewal Area. Reuse Parcel X-28a is located at 676 Shawmut Avenue between Madison and Ball Streets and consists of approximately 32,800 square feet of vacant land.

The proposal submitted calls for the development of this vacant land by the construction of a new Church building. The new Church building will include the Church, parish hall, school rooms, offices and meeting room. Parking for 19 cars will also be provided on site. St. John's Missionary Church appears to be well qualified to create an attractive institution on this property. The financial information provided by Mr. James Smith, Secretary of St. John's indicates the ability to carry out this proposal.

The final working drawings and specifications submitted by Pastor Rev. Rafe D. Kelley of St. John's Missionary Church have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that St. John Missionary Baptist Church be finally designated as Redeveloper of Reuse Parcel X-28a in the South End Urban Renewal Area and that the final working drawings and specifications be approved.

An appropriate Resolution is attached.

